

OUTLINE DEVELOPMENT PLAN

SADDLEBACK VISTAS

TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO SHEET 1 OF 3

Approval Blocks

Approved by	the Planning	Commission o	f the Town of F	Tirestone, Colorado
this 20 th	_ day of	one_, 2001.		

Put Path Chairman

KellyReed Secretary

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 25th day of une, 2001

Ruffelle Mavor

1Wdersen Attest: Town Clerk

Acceptance Block and Notary

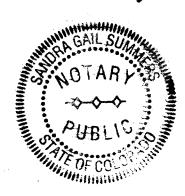
By signing this ODP, the owner acknowledges and accepts all of the requirements and intents set forth herein.

Owner

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me this 12 Day of September, 2001 By Andy K. Clay Witness my hand and official seal



Notary Public

4-22-04 My commission expires

LEGAL DESCRIPTION

THAT PORTION OF THE EAST 1/2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION S 89° 40' 59" W 341.38 FEET; THENCE N 00° 19'01"W 50.00 FEET; THENCE N 43° 00'00" W 753 FEET; THENCE N 02°00'00" W 708.21 FEET; THENCE S 88° 00'00" W 179.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH PLATTE SUPPLY CANAL; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: THENCE N 46° 02'09" E 344.20 FEET; THENCE N 28° 05'09" E 148.30 FEET; THENCE N 05 ° 23'09" E 148.30 FEET; THENCE N 05° 23'09" E 123.20 FEET; THENCE N39 ° 45'51" W 179.60 FEET; THENCE N 28 ° 45'51" W 48.50 FEET; THENCE N 61° 14'09" E 5.0 FEET; THENCE N 28° 45'51" W 319.50 FEET; THENCE N 48° 14'09" E 635.50 FEET; THENCE S 41° 55' 51" E 30.00 FEET; THENCE N 48° 14'09" E 570.66 TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE S 01° 51' 36" E 3038.83 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 47.5 ACRES, MORE OR LESS.

PROJECT CONCEPT

Saddleback Vistas is a planned residential community of 47.5 acres adjacent to the Coal Ridge Ditch and the Saddleback Golf Course in Firestone, Colorado. The property is an irregularly shaped area generally located to the northwest of the intersection of Frontier Street (WCR 15) on the east and Grant Avenue (WCR 18) on the south. There will be two entrances to the community, both located off the northerly extension of Frontier Street. The entrances will be identified through signage and landscape treatment. Prominent existing surrounding land uses include the new Firestone Town Hall, the Saddleback Golf Course, Firestone Trail, Safeway and mixed use commercial, Cherilyn Estates and AFT light industrial use.

Architecture, signs, walls and other design elements will be tied together with a common theme; thereby creating a strong sense of community. Where appropriate and feasible, architecture will incorporate natural elements and will utilize multiple planes and a "four-sided architecture" theme. Project amenities, mail kiosks and trash enclosures shall be designed in a manner consistent with the community theme and may be screened or protected with fencing, walls or landscape treatment as appropriate.

This request is for R-C zoning which allows for development of up to 35 dwelling units per acre; however, development will likely occur at 12 dwelling units per acre. The focal point of the development will be a large open space area in the center of the community. This area will incorporate passive open space and a wetlands preserve overlook. The feeling of open space will be extended by means of both the visual relief and recreational opportunity afforded by the adjacent Saddleback Golf Course. All open areas will be strategically placed within the development area. Internal common open areas may incorporate amenities such as tot-lots, sand volleyball courts and picnic shelters. Trails will connect the residential areas to existing sidewalks along Grant Street (WCR 18), and proposed walks along extended Frontier Street providing access to other parts of the Town and amenities such as the Firestone Trail and the Town Hall. An access easement will allow for pedestrian and bicycle access to the new town park on the south side of Grant Street. Overall, 8% of the site will remain as open space as specified by the existing annexation agreement for the property.

REGIONAL IMPACTS

Regional impacts to the roadway network will be mitigated through improvements to adjacent County roads at the developers' expense and various traffic control improvements, as documented in the traffic report. Refer to Exhibit H for additional information.

Impacts to the St. Vrain School District will be mitigated by means of cash-in-lieu payments made with individual plat filings.

ENVIRONMENTAL INFORMATION

A thorough site analysis was undertaken as part of the planning process for Saddleback Vistas. As part of this process, environmental concerns and issues were mapped in an effort to determine both the opportunities and constraints of this site. This included topography, drainage patterns, views, powerlines, vegetation, etc. As part of this effort, wetlands were identified along the western edge of the property adjacent to Coal Ridge Ditch; these will remain and be enhanced as an overlook area. A trail is planned adjacent to the wetlands both for wildlife viewing and pedestrian access.

During the course of the site analysis, a gas well was located on the property and will be protected by means of a 150' radius "no-build" buffer. In addition, other gas wells and storage tanks were identified on adjacent properties within close proximity to the property boundary. As applicable, these will also be protected by the no-build buffers in conformance with Town of Firestone Standards.

A soils report indicated no severe constraints that would be an impediment to construction on this site. A wildlife study indicates no evidence of the Preble's Meadow Jumping Mouse. A Phase 1 Environmental Site Assessment performed in 1999 revealed no evidence of recognized environmental conditions other than surface soil staining around oil and gas wells and sewage treatment ponds and dumped materials adjacent to the property. Refer to Appendix G for additional information.

UTILITIES

Site utilities will be constructed in accordance with governing agency and or Town of Firestone requirements.

GRADING CONCEPT

The grading concept will follow the existing site contours as much as possible to minimize the amount of overlot grading work required. This, in turn, will minimize off-site impacts such as dust, noise, truck traffic, etc.

The site will be graded as closely as possible to the existing conditions, which means grading the site in a general east to west direction.

SERVICE REQUIREMENTS

Telephone: Qwest AT&T Cable Cable: KN Energy Gas: Schools: St. Vrain REIJ Carbon Valley Rec Rec: Town of Firestone Water:

Frederick Firestone Area Fire Protection District Fire:

Tri Area Sanitation: United Power Electricity:

Ambulance: Tri-Area Ambulance District

The NORRIS DULLEA 0000

Owners: Eastpark III Partnership Castle Rock, CO 80104 303-814-5900

Traffic Engineer: Felzburg Holt & Ullevig 7951 Maplewood Ave. Englewood, CO 80111 303-721-1440

Engineer/Surveyor: JR Engineering 12301 N. Grant St. #110 Thornton, CO 80241 (303) 772-1166

Issue Date	,
July 18, 2001	

Revision Date

Sheet Title

TEXT

Sheet Number

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OUTLINE DEVELOPMENT PLAN

SADDLEBACK VISTAS

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 3

The NORRIS DULLEA Company

Planning Landscape Architect

710 West Colfax
Denver, Colorado 80
Fax: 303 892 1186

CIRCULATION SYSTEMS

Saddleback Vistas is located on a 47.5 acre parcel of land to the northwest of the intersection of Grant Street (WCR 18) and Frontier Street (WCR 15). The northern half of the property's western boundary follows Coal Ridge Ditch.

There will be two entries to the community, both located along the eastern edge of the property via a northward extension of Frontier Street (WCR 15) from the intersection of Frontier Street and Grant Street (WCR 18). This northward extension will be developed concurrent with the project. The WCR15 will have a 120' right of way. HEMCO will dedicate 60' of this required right of way. The entry roads will be considered residential collector type streets with east-west circulation, affording excellent views to the Front Range for all residents of the community. Residential local streets will branch off the collectors and move north and south through the development. The residential local streets will be carefully designed with short stretches of straight road and curves in order to reduce traffic speeds throughout the community. Any private drives will be wide enough to accomodate traffic; yet narrow enough to discourage speeding. Center drain pans will be considered as a means to calm traffic on residential streets. Parking will be provided consistent with Town of Firestone requirements. In addition, adequate parking to account for "events" will be provided.

No vehicular access has been provided from the west due to the existing golf course and Coal Ridge Ditch. The locations for both entries have been designed in order to take advantage of the view windows to and across the golf course and in conformance with the Town's access spacing requirements.

In general, a pedestrian circulation network will be provided that connects all areas within the community to each other and to features such as the wetlands observation area and to areas beyond the community such as the new town hall and the new town park.

Details of the circulation layout will be provided at the time of PDP and FDP.

LAND USE AND ZONING

The property is currently zoned R-1 for low density residential development. The PUD request is in conformance with Town of Firestone requirements that all parcels greater than 2 acres be zoned PUD. The property is currently vacant, and the proposed zone-district is R-C, to accommodate multi-family residential development. This rezoning request is justified based on the owner's desire to develop the property as a multi-family residential community, and the Town's requirement that the property be zoned PUD.

DENSITY

In conformance with Town of Firestone Regulations, residential gross density will not exceed 35 multi-family units per acre. As per the conditions of approval for this particular development, the maximum gross density shall be limited to 20 units per acre. This can be accomplished with a variety of lot sizes and building types including duplex, townhomes, condominiums and apartments.

BUILDING HEIGHT

A maximum height of 38' is requested with this Outline Development Plan. In addition, due to the relatively narrow width of the site, the maximum development height will be two stories.

LAND USE TABLE

Land Use	Acres	Percent
Residential	37.6	79.1%
Road R.O.W.	4.5	9.5%
Open Space Total	5.4	11.4%
Wetlands Park	3.8	8.0%
Well Dedication	1.6	3.4%
TOTAL	47.5	100.0%

DEVELOPMENT SCHEDULE

Generally, development will occur from the south, off the extended Frontier Street (WCR 15) moving to the north. Timing of development will be subject to approval of a PDP, the FDP/Final Plat and Construction Drawings. Development will occur in a logical and cost effective manner, based on infrastructure extension and market conditions / sale of finished lots.

PARK DEVELOPMENT

Generally, park development will occur simultaneously with adjacent infrastructure and residential construction.

Conceptual park layout will be provided as part of a forthcoming PDP. All parks and open space will be dedicated to the Town of Firestone or to the HOA, which shall be determined by the Town. However, the developer recognizes the Town's concerns regarding maintenance of the open space. Therefore, maintenance of the properties will be the responsibility of the homeowners' association. The rezoned area shall be subject to the appropriate public land dedication requirements in effect at the time of platting. Additionally, cash in lieu may be considered as appropriate for this development, due to its proximity to Hart Park.

PRIVATE MAINTENANCE AND ENFORCEMENT

There will be a Master Homeowners' Association which will be governed by the Covenants, Codes and Restrictions (CCR's) established for the community.

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Owners:

Eastpark III Partnership 401 S. Wilcox Rd. Castle Rock, CO 80104 303-814-5900

Traffic Engineer: Felzburg Holt & Ullevig 7951 Maplewood Ave. Englewood, CO 80111 303-721-1440

Engineer/Surveyor:

JR Engineering
12301 N. Grant St. #110
Thornton, CO 80241
(303) 772-1166

	Issue Date
	JULY 15, 2001

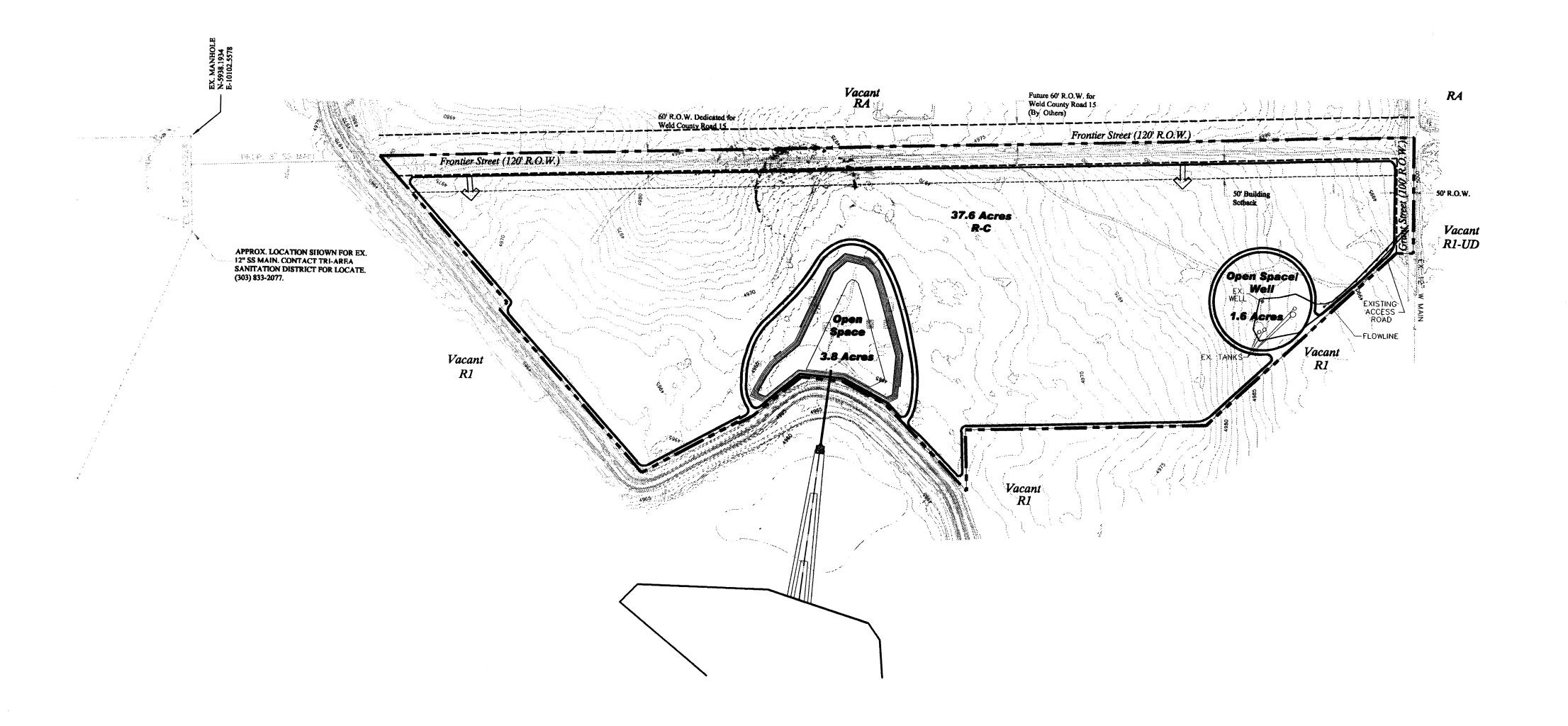
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OUTLINE DEVELOPMENT PLAN SADDLEBACK VISTAS

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 3



Legal Description

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THENCE N 42 DEGREES 00' 00" W 753.00 FEET;
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Land Use Summary

Use	Acre	es	Percent
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Open Space	5.4	ac	11.4%
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Well	1.6 ac	3	.4%
Road R.O.W.	4.5 ac		9.5%
	47.5	Acres	100.0 %

Owner/Developer:

Hemco 401 South Wilcox #200 Castle Rock, Colorado 80104 (303) 814-5900

Eastpark III Partnership 401 South Wilcox #200 Castle Rock, Colorado 80104 (303) 814-5900

Engineer:

JR Engineering 6020 Greenwood Plaza Bivd. Englewood, Colorado 80111 (303) 740-9393

Land Planner:

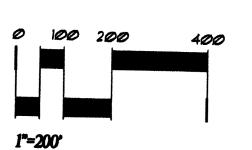


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LAND USE/UTILITY PLAN SADDLEBACK VISTAS AUGUST 10, 2001 SHEET 3 OF 3